

The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

0000 Overlake Dr

The Colony, TX 75056

For Sale
\$899,900

 **SafeCapital**
INVESTMENTS LLC

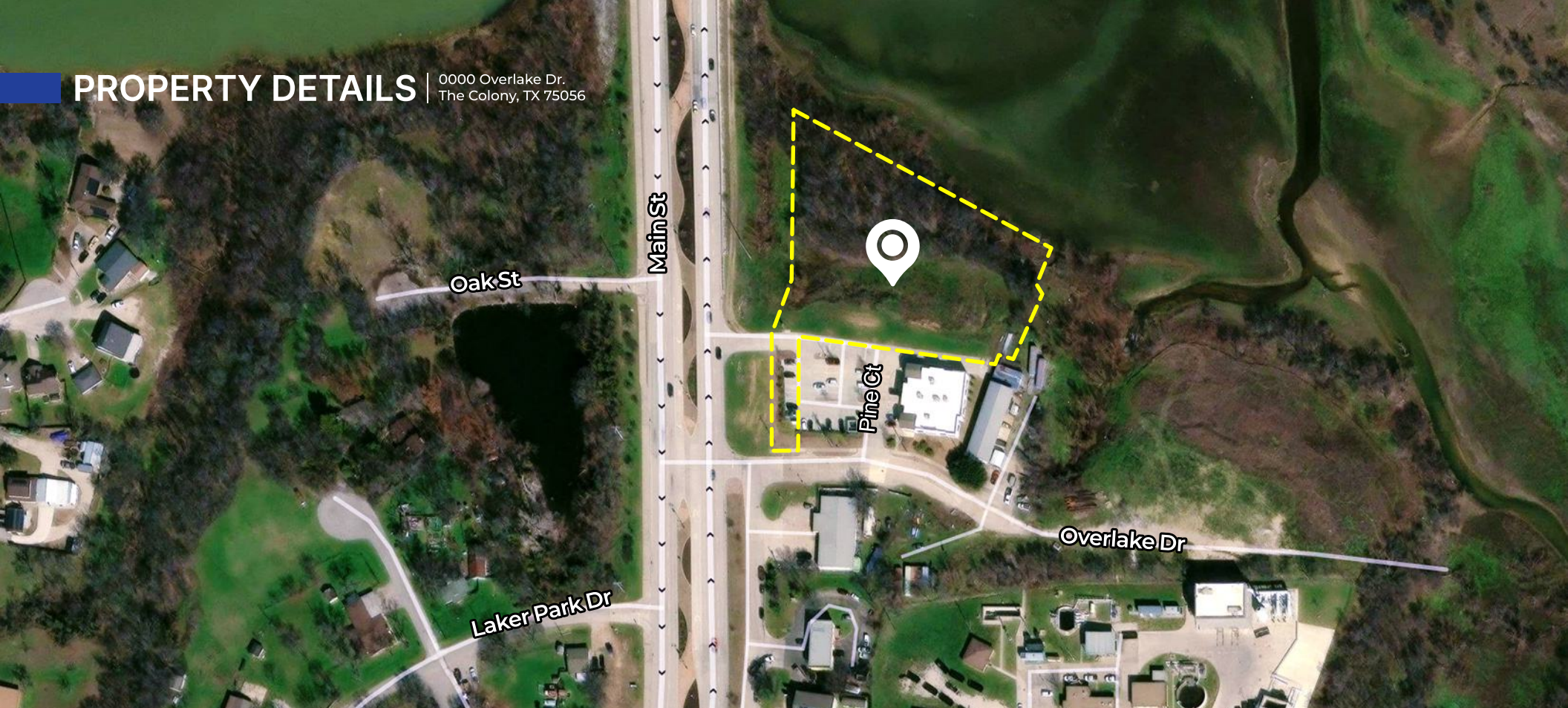
(972) 989 - 9701
www.safecapital.us

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PROPERTY DETAILS

0000 Overlake Dr.
The Colony, TX 75056



PROPERTY DESCRIPTION

Safe Capital Investments, LLC is excited to present one of the few **commercial lakefront properties** available in The Colony, TX.

This site is zoned for **General Retail** and benefits from an existing parking area.

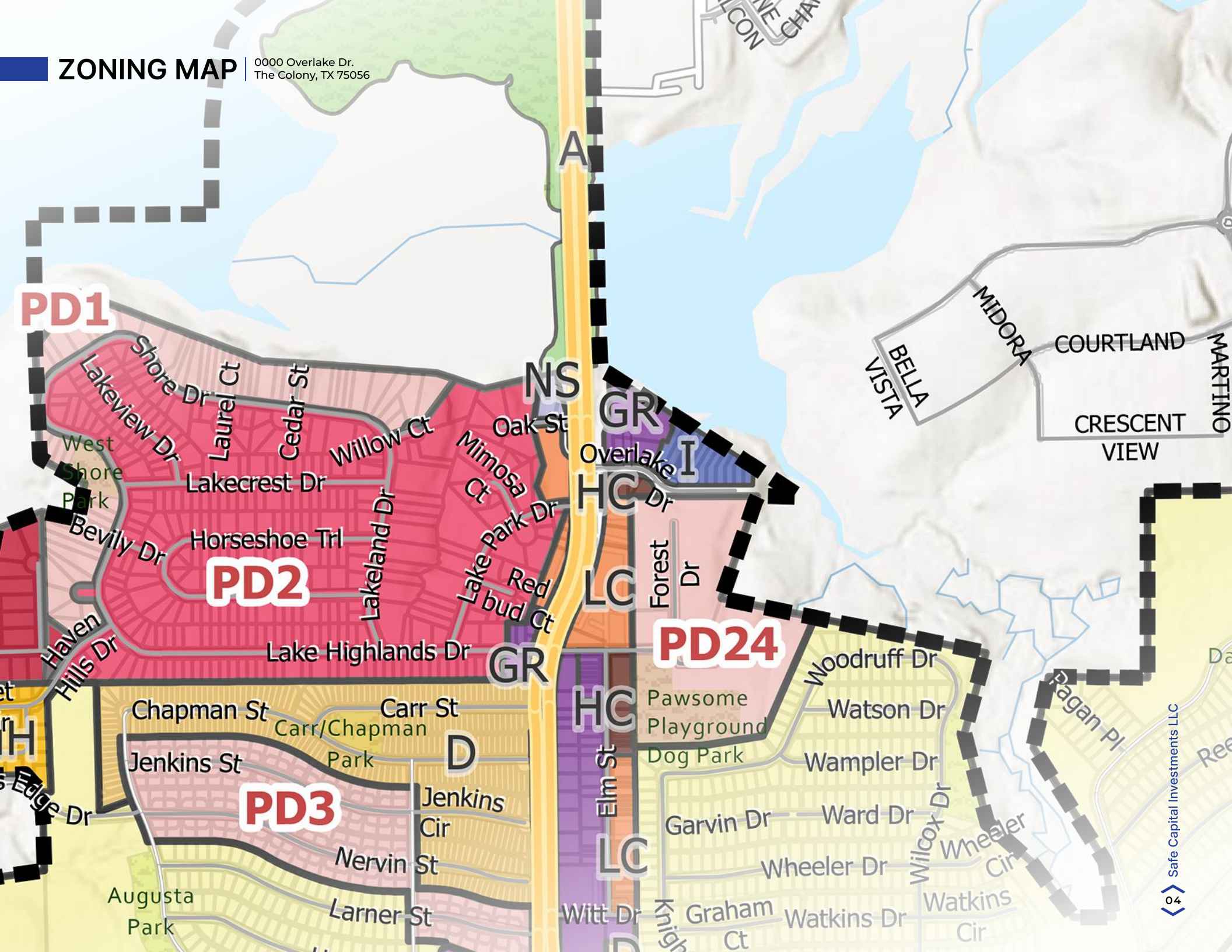
All necessary **utilities are already available** at the site, making it **ready for development**.

PROPERTY HIGHLIGHTS

- Great **Commercial Site** on the water
- **Frontage on Main St** in the The Colony
- Great **Demographics**
- **Parking lot** is already built
- **All the utilities** are present to the site

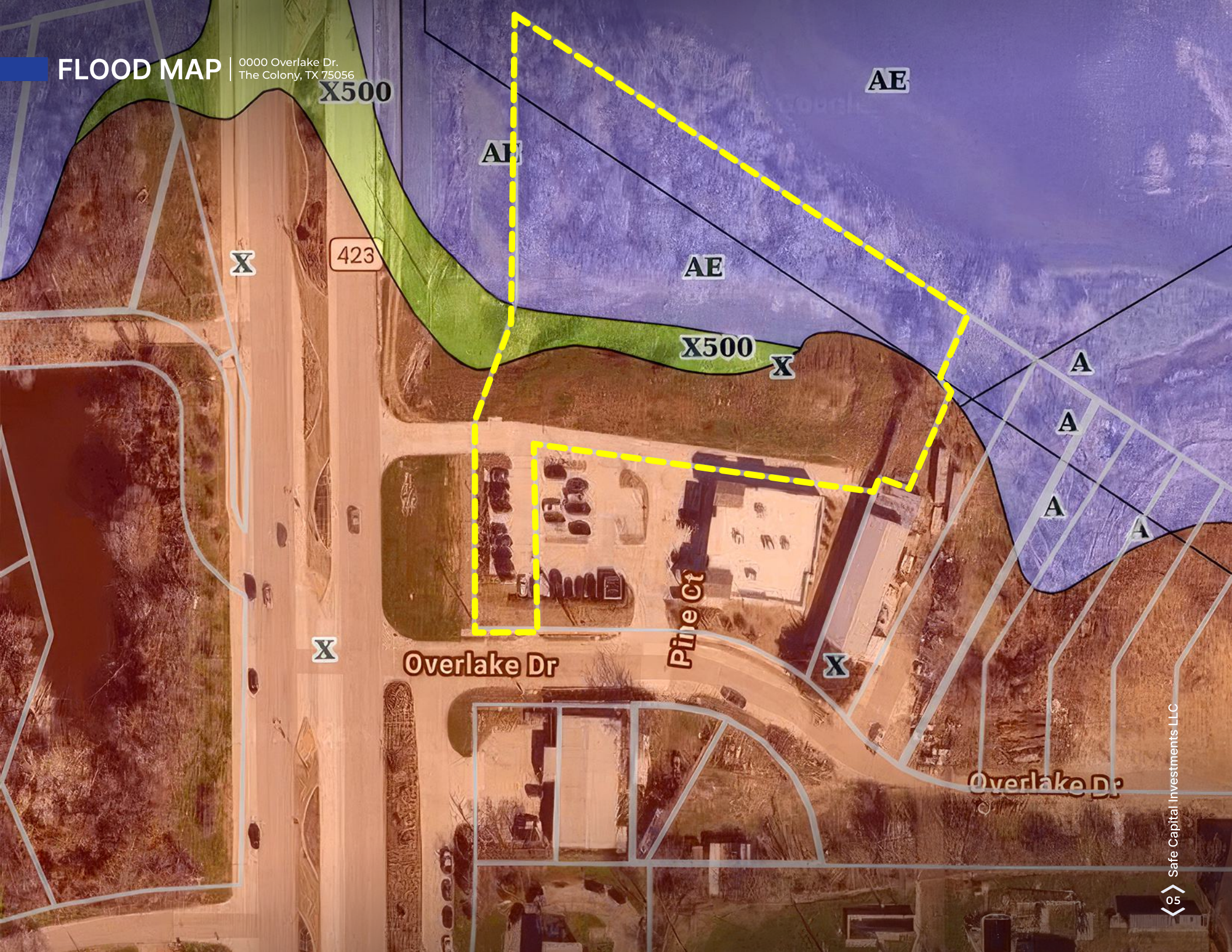
ZONING MAP

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The Colony, TX 75056



FLOOD MAP

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The Colony, TX 75056



AREA MAP

0000 Overlake Dr.
The Colony, TX 75056

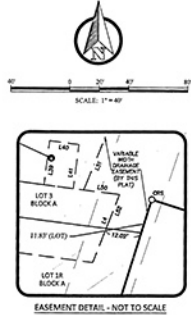


0000 Overlake Dr
The Colony, TX

Lake Lewisville

Main St





LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

LEGEND OF LINE TYPES

- SUBDIVISION BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EASEMENT TO BE ABANDONED BY PLAT
- RIGHT-OF-WAY TERMINATED

DRAINAGE EASEMENT WITH PRIVATE MAINTENANCE AGREEMENT - BETWEEN TWO PRIVATE PARTIES WHICH HAVE DRAINAGE EASEMENTS THAT CROSS BETWEEN BOTH PROPERTIES

That, Gita K. Samadi ("Developer"), through the undersigned authority, does hereby dedicate the Drainage Easements with Private Maintenance shown and depicted on the plat for mutual use between Lot 1R and Lot 3 to the City of The Colony, Texas as part of its stormwater drainage utility (the "Easements"). The City of The Colony will not be responsible for the maintenance or operation of said Easements or for any damage or injury to private property or person that results from the flow of water along, into or out of said Easements. Developer does hereby bind itself, its successors and assigns to forever warranty and defend all and singular the above Easements against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Developer, but not otherwise. The owners of Lots 1R and Lot 3, or the City of The Colony, Texas shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths erected within the Easements which in any way endanger or interfere with the construction, maintenance, or efficiency of the Easements, and the City of The Colony, Texas shall at all times have the right of ingress and egress to and from and upon any of said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system within the Easements without the necessity, at any time, of procuring the permission of anyone. The owner of Lot 1R and Lot 3, its successors and assigns, shall be responsible for the maintenance, repair, and replacement or reconstruction of respective system with easements and the same shall be a covenant running with the land contained herein shall relieve the property owners of Lots 1R and Lot 3 to maintain the infrastructure and easements in fully operable condition for efficient flow and erosion prevention of the City of The Colony Storm Drainage System. This easement may only be utilized for surface or channel drainage flow and no underground drainage pipe will be allowed in the easement.

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS GITA K. SAMADI is the owner of Lot 1 in Block A of Overlake Addition, an addition in the City of The Colony, Denton County, Texas, according to the plat recorded under Document Number 2016-2139, Plat Records, Denton County, Texas, (P.R.D.C.T.) the subject tract being more particularly described by metes and bounds as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "PIBURM" found for the northwest corner of said Lot 1 and the herein described tract;

THENCE with the perimeter and to the corners of said Lot 1, the following calls:

- South 58 degrees 03 minutes 27 seconds East, a distance of 435.00 feet to a 1/2 inch rebar with cap stamped, "PIBURM" found;
- South 21 degrees 21 minutes 45 seconds West, a distance of 55.19 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHART" (a benchmark called "capped rebar set");
- South 33 degrees 16 minutes 37 seconds East, a distance of 14.80 feet to a capped rebar set;
- South 21 degrees 24 minutes 14 seconds West, a distance of 81.49 feet to a capped rebar set;
- North 72 degrees 37 minutes 38 seconds West, a distance of 24.96 feet to a capped rebar set;
- South 17 degrees 22 minutes 22 seconds West, a distance of 170.71 feet to a capped rebar set at the beginning of a non-tangent curve to the left, having a radius of 185.00 feet, with a delta angle of 39 degrees 55 minutes 29 seconds, whose chord bears North 71 degrees 00 minutes 45 seconds West, a distance of 126.32 feet;
- Along said non-tangent curve to the left, an arc length of 228.05 feet to an "X" cut set;
- South 89 degrees 01 minutes 33 seconds West, a distance of 152.34 feet to a point from which a 1/2 inch rebar with cap stamped, "PIBURM" found bears South 75 degrees West, a distance of 0.31 feet;
- North 01 degrees 46 minutes 27 seconds West, a distance of 158.88 feet to an "X" cut set;
- North 17 degrees 22 minutes 33 seconds East, a distance of 105.90 feet to a capped rebar set;
- North 01 degrees 54 minutes 27 seconds West, a distance of 227.00 feet to the POINT OF BEGINNING and enclosing 2.960 acres (128,916 square feet) of land, more or less.

- SURVEYOR'S NOTES:**
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83). Distances are surface with a combined scale factor of 1.00015563.
 - This property lies within Zone "A1", "A", "2" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 4812100560, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
 - Monuments are found unless specifically designated as set.
 - The purpose of this replat is to split Lot 1 into two lots.
 - Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted Conveyance Plat, Final Plat or Minor Plat is a violation of the City's Code of Ordinances and State Law.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, GITA K. SAMADI, owner, does hereby adopt this final plat designating the above described property as **LOT 1R AND LOT 3, BLOCK A, OVERLAKE ADDITION**, a subdivision in the City of The Colony, Denton County, Texas, and do hereby dedicate to the public use the easements and rights-of-way shown hereon.

WITNESS my hand this the 5 day of March 2021

By: *Gita K. Samadi*
Gita K. Samadi

WITNESS my hand this the 5 day of March 2021

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **Gita K. Samadi**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

WITNESS my hand this the 5 day of March 2021

Collin K. Keston
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision in November, 2020.

Date of Plat/Map: February 18, 2021

John H. Barton III
John H. Barton III, RPLS# 6737

WITNESS my hand this the 4 day of March 2021

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **John H. Barton III**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

John H. Barton III
Notary Public in and for the State of Texas

CITY SIGNATURE BLOCK

On this 4th day of March, 2021, this plat was duly approved by the Planning and Zoning Commission of the City of The Colony.

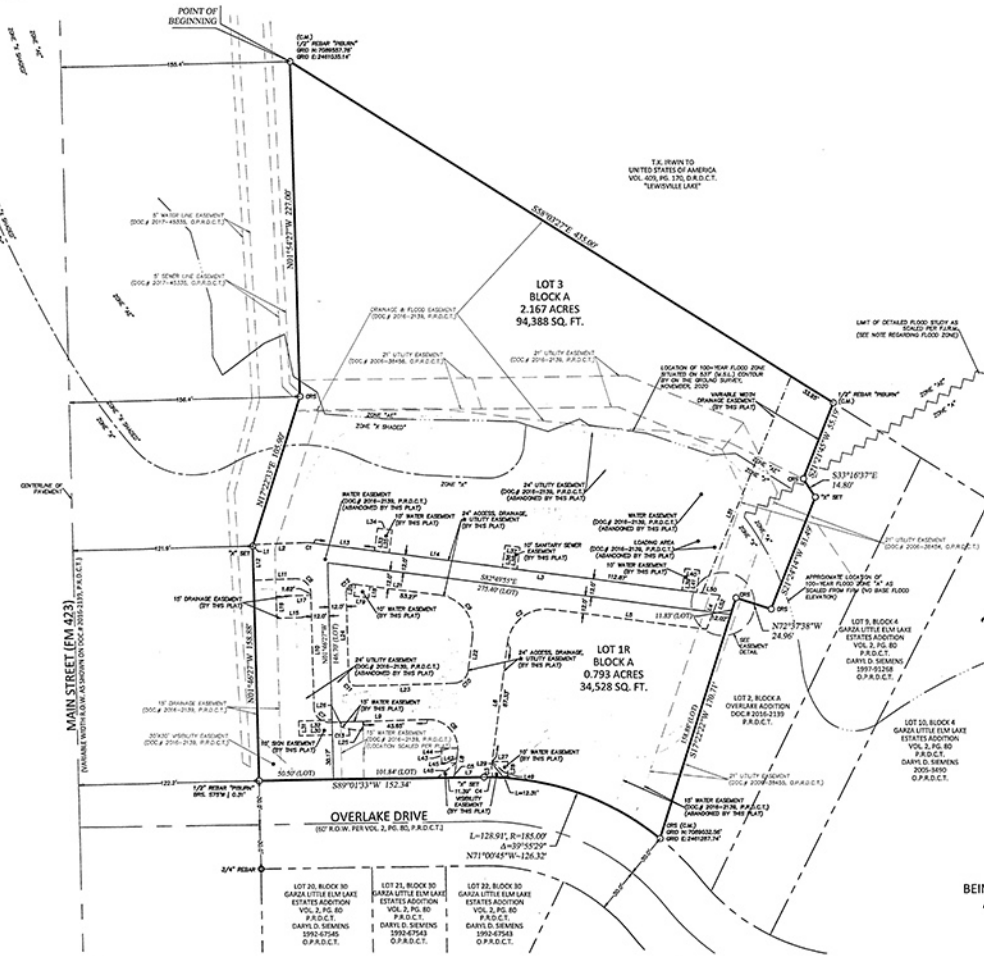
Signed: *Karen Henness*
Chairman of the Planning and Zoning Commission

Attest: *Gina Stewart*
City Secretary

REPLAT - RP20-0007
**LOT 1R & LOT 3, BLOCK A
OVERLAKE ADDITION**
BEING A REPLAT OF LOT 1, BLOCK A, OVERLAKE ADDITION AS RECORDED UNDER D.C.# 2016-2139, P.R.D.C.T.
2.960 ACRES
CITY OF THE COLONY, DENTON COUNTY, TEXAS
PREPARED NOVEMBER 11, 2020

Line #	Distance	Bearing	Line #	Distance	Bearing
L1	1.18'	N77°22'33"E	L26	3.27'	N00°58'22"W
L2	34.10'	N88°03'12"E	L27	10.58'	N89°44'42"E
L3	277.47'	S82°49'55"E	L28	10.00'	S00°45'13"E
L4	24.78'	S21°24'44"W	L29	10.42'	S89°14'43"W
L5	106.60'	N82°49'55"W	L30	22.50'	S88°13'33"E
L6	83.52'	S07°10'55"W	L31	10.00'	N01°46'22"W
L7	20.50'	S89°01'33"W	L32	22.50'	N88°13'33"E
L8	12.78'	N07°10'55"E	L33	15.50'	N07°10'55"E
L9	86.82'	S88°13'33"W	L34	10.00'	S82°49'55"E
L10	78.12'	N01°46'22"W	L35	15.50'	S07°10'55"W
L11	28.47'	S88°03'12"E	L36	15.00'	N07°10'55"E
L12	22.88'	N01°46'22"W	L37	10.00'	S82°49'55"E
L13	41.52'	S82°49'55"E	L38	15.00'	S07°10'55"W
L14	77.20'	S82°49'55"E	L39	15.00'	N07°10'55"E
L15	23.50'	S88°13'33"W	L40	10.00'	S82°49'55"E
L16	15.00'	N01°46'22"W	L41	15.00'	S07°10'55"W
L17	23.50'	N88°13'33"E	L42	10.00'	S89°14'42"W
L18	8.00'	S07°10'55"W	L43	10.00'	N00°45'13"E
L19	10.00'	N82°49'55"W	L44	11.33'	N89°14'42"E
L20	8.00'	N07°10'55"E	L45	6.88'	S07°10'55"W
L21	57.86'	S82°49'55"E	L46	16.62'	S52°02'05"W
L22	22.19'	S07°10'55"W	L49	16.78'	S49°36'39"E
L23	66.25'	S88°13'33"W	L50	12.27'	S82°50'06"E
L24	50.15'	N01°46'22"W	L51	156.81'	N22°10'55"E
L25	6.11'	S00°58'22"E	L52	12.38'	S21°24'44"W

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	7.00'	44.00'	009°08'52"	S87°22'21"E	6.99'
C2	40.84'	26.00'	090°00'00"	S52°10'50"W	36.77'
C3	8.48'	20.00'	024°17'19"	S04°58'35"E	8.41'
C4	5.89'	185.00'	001°05'30"	S89°56'47"W	5.95'
C5	4.23'	20.00'	012°16'18"	N13°13'14"E	4.22'
C6	34.54'	20.00'	098°56'32"	N42°18'11"E	30.40'
C7	15.71'	10.00'	090°00'00"	N46°46'22"W	14.84'
C8	15.74'	10.00'	090°00'00"	N46°51'33"W	14.85'
C9	40.84'	26.00'	090°00'00"	S37°49'55"E	36.77'
C10	14.15'	10.00'	081°03'28"	S47°44'39"W	13.00'
C11	7.85'	5.00'	090°00'00"	N46°46'22"W	7.67'
C12	8.83'	5.00'	098°56'32"	N47°44'42"E	7.60'
C13	15.31'	44.00'	018°03'54"	N87°01'04"W	15.23'

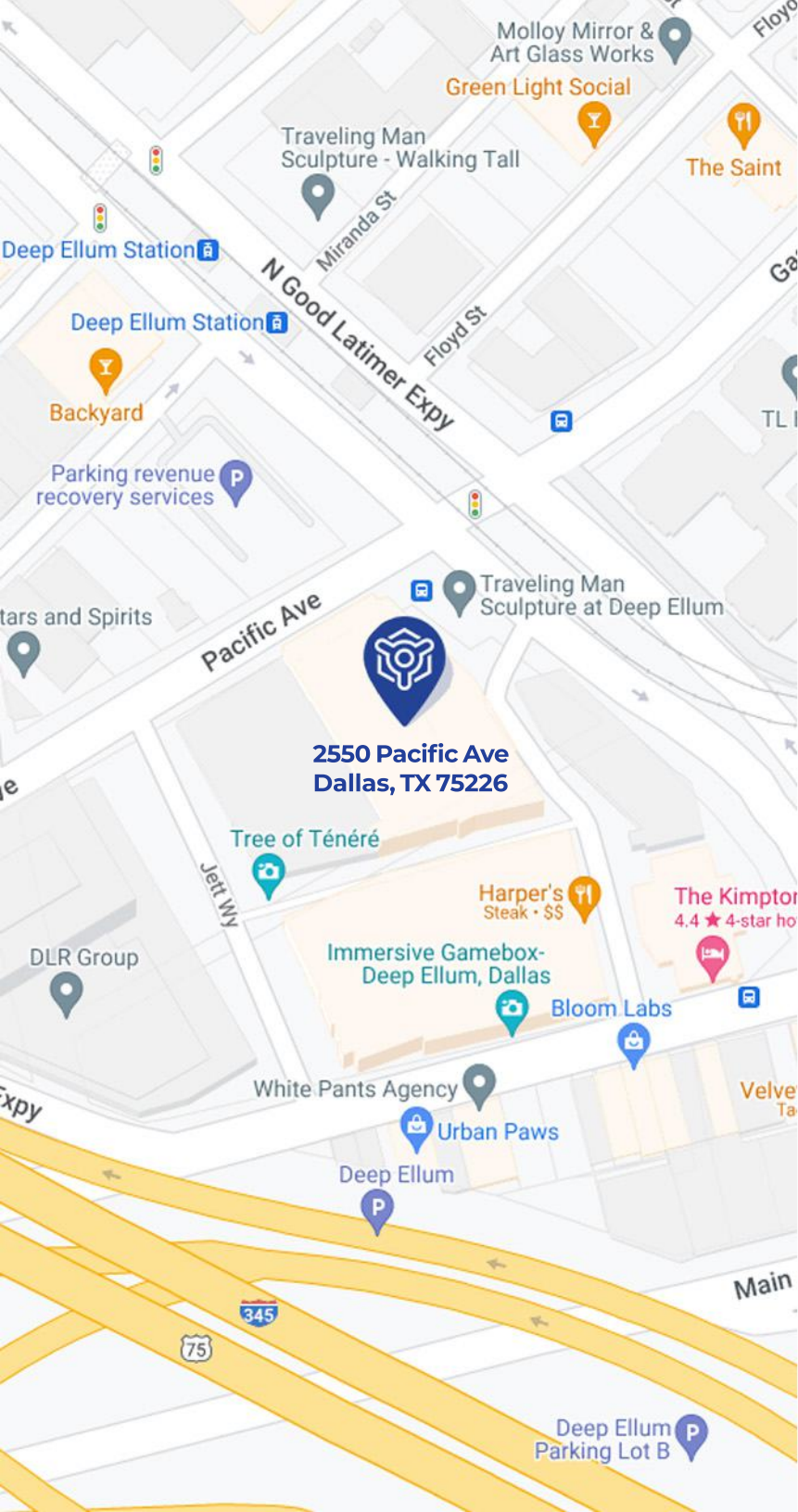


Filed for Record in the Official Records of: Denton County, TX, 3/10/2021 8:23:55 AM in the PLAT RECORDS: OVERLAKE ADDITION Doc. Number: 2021-91 Amount: \$0.00 Offset: 2021030000180 By: DP

OUTDOOR PHOTOS

0000 Overlake Dr.
The Colony, TX 75056





**2550 Pacific Ave
Dallas, TX 75226**



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Peyman Etebari	0530796	peyman@safecapital.us	972-989-9701
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
-	-	-	-
Sales Agent/Associate's Name	License No.	Email	Phone
-	-	-	-

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



Peyman Etebari
Principle
(972) 989-9701
peyman@safecapital.us



Jason A. Zende Del
Attorney | Agent
(972) 989-6133
jason@safecapital.us



2550 Pacific Avenue
Dallas, TX 75226

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